





ORDER RECEIVED FOR FILING

DATE April 29, 1982

BY John M. H. Jung

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 30th day of April, 19 82, that the herein Petition for Variance(s) to permit side yard setbacks of 35 feet and 41 feet in lieu of the required 50 feet, in accordance with the site plan filed herein, is hereby GRANTED, from and after the date of this Order, subject, however, to the approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.

John M. H. Jung  
Deputy Zoning Commissioner of  
Baltimore County

PETITION FOR VARIANCE  
8th DISTRICT

ZONING: Petition for Variance  
LOCATION: Northwest side of Crestnoll Rd., 515 ft. Southwest of Knollcrest Rd.  
DATE & TIME: Thursday, May 6, 1982 at 9:45 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit side yard setbacks of 35' and 41' instead of the required 50'

The Zoning Regulation to be accepted as follows:

Section 1A04.3B.3 (103.3) 1A00.3B.3 - Minimum side yard setbacks in R.C.5 Zone  
All that parcel of land in the Eighth District of Baltimore County

Being the property of Kim Fletcher Aspden, et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, April 6, 1982, at 9:45 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF  
WILLIAM E. HAMMOND  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

ZONING DESCRIPTION

Beginning on the northwest side of Crestnoll Road 515 feet southwest of Knollcrest Road, being Lot #6, Block A, Section III Knollcrest Manor. Recorded in the land records of Baltimore County in Plat Book #40, Folio 87. Also known as 2406 Crestnoll Road, Eighth Election District. Containing 36,800 sq. ft.



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

April 30, 1982

Mr. & Mrs. Kim Fletcher Aspden  
5 Sugar Leaf Court, Apt. T-2  
Baltimore, Maryland 21209

RE: Petition for Variance  
NW/5 of Crestnoll Rd., 515' SW of  
Knollcrest Rd. - 8th Election District  
Kim Fletcher Aspden, et ux - Petitioners  
NO. 82-237-A (Item No. 171)

Dear Mr. & Mrs. Aspden:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

John M. H. Jung (p.w.m.)  
JOHN M. H. JUNG  
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: Mr. Louis Click  
12412 Knollcrest Road  
Baltimore, Maryland 21136

John W. Hessian, III, Esquire  
People's Counsel



BALTIMORE COUNTY  
DEPARTMENT OF TRAFFIC ENGINEERING  
TOWSON, MARYLAND 21204  
494-3550

STEPHEN E. COLLINS  
DIRECTOR

May 11, 1982

Mr. William Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

RE: ZAC Meeting of March 9, 1981

Dear Mr. Hammond:

The Department of Traffic Engineering has no comment for items number 166, 167, 168, 169, 170, 171, and 172.

Very truly yours,

C. Richard Moore  
C. Richard Moore  
Assistant Traffic Engineer  
Planning & Design

CRM/bza

cc - Mr. Jack Wimbley  
Current Planning



BALTIMORE COUNTY  
DEPARTMENT OF HEALTH  
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.  
DEPUTY STATE & COUNTY HEALTH OFFICER

May 4, 1982

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item 171, Zoning Advisory Committee Meeting of March 9, 1982, are as follows:

Property Owner: Kim P. & Kathryn R. H. Aspden  
Location: NW/5 Crestnoll Road 515' S/W of Knollcrest Road  
Existing Zoning: R.C. 5  
Proposed Zoning: Variance to permit side yard setbacks of 35' and 41' in lieu of the required 50'.  
Acres: 160.00 X 230.00  
District: 8th

The proposed dwelling will be served by a well and sewage disposal system. Soil percolation tests have been conducted, the results of which will be valid until November 10, 1983. The existing well was drilled and test pumped to determine yield on May 19, 1981. The results of that pump test will be valid until May 19, 1983. If a building permit application for the property has not been submitted by that time, the well must be test pumped again to determine its yield.

The proposed house location will not interfere with the location of the existing well or proposed septic system.

Prior to occupancy of the dwelling, the potability of the water supply must be verified by the collection of bacteriological and chemical water samples.

Very truly yours,  
Jan J. Forrest  
Jan J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

IJP/als

82-237-A

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond,  
TO: Zoning Commissioner  
Norman E. Gerber, Director  
FROM: Office of Planning and Zoning  
SUBJECT: Zoning Petition No. 82-237-A

Date: April 29, 1982

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber per J. Hessian  
Norman E. Gerber  
Director of Planning and Zoning

NEG:JCH:mec



BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.  
DIRECTOR

April 27, 1982

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #171 (1981-1982)  
Property Owner: Kim P. & Kathryn R. H. Aspden  
NW/5 Crestnoll Rd. 515' S/W of Knollcrest Rd.  
Acres: 160.00 x 230.00 District: 8th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements are not directly involved and are as secured by Public Works Agreement 87606, executed in conjunction with the development of "Knollcrest Manor - Section Three".

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 171 (1981-1982).

Very truly yours,

Robert A. Morton  
ROBERT A. MORTON, P.E., Chief  
Bureau of Public Services

RAM:EAM:FWR:iss

cc: Jack Wimbley  
W-SE Key Sheet  
63 NW 22 mos. Sheet  
NW 16F Topo  
50 Tax Map

# PETITION FOR VARIANCE

8th DISTRICT

ZONING: Petition for Variance  
 LOCATION: Northwest side of Crestnoll Rd., 515' ft. Southwest of Knollcrest Rd.  
 DATE & TIME: Thursday, May 6, 1982 at 9:45 A.M.  
 PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit side yard setbacks of 35' and 41' instead of the required 50'

The Zoning Regulation to be excepted as follows:

Section 1804.3B.3 (103.3) 1800.3B.3 - Minimum side yard setbacks in R.C.5 Zone

All that parcel of land in the Eighth District of Baltimore County

being the property of Kim Fletcher Aspden, et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, April 1, 1982, at 9:45 A.M.  
 Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF  
 WILLIAM E. HAMMOND  
 ZONING COMMISSIONER  
 OF BALTIMORE COUNTY

## BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
 111 W. Chesapeake Avenue  
 Towson, Maryland 21204

Your Petition has been received and accepted for filing this 14th day of March, 1982.

WILLIAM E. HAMMOND  
 Zoning Commissioner

Petitioner Kim F. & Kathryn R. Aspden

Petitioner's Attorney \_\_\_\_\_ Reviewed by: Nicholas B. Commodari  
 Chairman, Zoning Plans  
 Advisory Committee

## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 8th Date of Posting: March 14, 1982  
 Posted for: 24 hours  
 Petitioner: Kim Fletcher Aspden  
 Location of property: Northwest side of Crestnoll Rd. 515' SW of Knollcrest Rd.  
 Location of Signs: Northwest side of Crestnoll Rd. 515' SW of Knollcrest Rd.  
 Remarks: \_\_\_\_\_  
 Posted by: William E. Hammond Date of return: March 15, 1982  
 Number of Signs: 1

Mr. and Mrs. Kim Fletcher Aspden  
 5 Sugar Loaf Court  
 Apartment T-2  
 Baltimore, Maryland 21209

March 24, 1982

## NOTICE OF HEARING

RE: Petition for Variance  
 M/s of Crestnoll Rd., 515' SW of Knollcrest Rd.  
 Case #82-237-A

TIME: 9:45 A.M.

DATE: Thursday, May 6, 1982

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

## CERTIFICATE OF PUBLICATION

TOWSON, MD. April 1, 1982

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, MD.

On the 1st day of April, 1982, the said advertisement was published in the said newspaper, and the said advertisement was published in the said newspaper, and the said advertisement was published in the said newspaper.

THE JEFFERSONIAN

## CERTIFICATE OF PUBLICATION

TOWSON, MD. April 1, 1982

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THE JEFFERSONIAN

Cost of Advertisement, \$ \_\_\_\_\_

BALTIMORE COUNTY  
 OFFICE OF PLANNING & ZONING  
 111 W. CHESAPEAKE AVENUE  
 TOWSON, MARYLAND 21204

APRIL 1, 1982

RE: Petition for Variance  
 M/s of Crestnoll Rd., 515' SW of Knollcrest Rd.  
 Case #82-237-A

Ms. Aspden:

This is to advise you that the said advertisement was published in the said newspaper, and the said advertisement was published in the said newspaper, and the said advertisement was published in the said newspaper.

Please make check payable to Baltimore County, Maryland, and remit to the Zoning Office, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Very truly yours,

WILLIAM E. HAMMOND  
 Zoning Commissioner

WELH/mc

## Petition for Variance

8th DISTRICT

ZONING: Petition for Variance

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Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

By Order of

WILLIAM E. HAMMOND  
 Zoning Commissioner of Baltimore County

The Times

Middle River, Md., April 1, 1982

This is to certify, that the annexed advertisement was published in the said newspaper, and the said advertisement was published in the said newspaper, and the said advertisement was published in the said newspaper.

was inserted in the Times, a newspaper printed and published in Baltimore County, once in each of \_\_\_\_\_ successive weeks before the \_\_\_\_\_ day of \_\_\_\_\_, 1982.

Publisher.

## PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Section										
Directed by										
Reviewed by										
Previous cases										

## BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
 111 W. Chesapeake Avenue  
 Towson, Maryland 21204

Your Petition has been received this 26 day of February, 1982.  
 Filing Fee \$ 25.00 Received: \_\_\_\_\_ Check \_\_\_\_\_ Cash \_\_\_\_\_ Other \_\_\_\_\_

Receipt # 107579  
 Item # 171  
 Petitioner Kim Fletcher Aspden Submitted by Same  
 Petitioner's Attorney \_\_\_\_\_ Reviewed by Same

\*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

BALTIMORE COUNTY, MARYLAND  
 OFFICE OF FINANCE, REVENUE DIVISION  
 MISCELLANEOUS CASH RECEIPT

No. 104576

DATE: 4/30/82 AMOUNT: \$10.00

PAID TO: Kim Fletcher Aspden

FOR: Advertising & Posting Case #82-237-A

DATE: 4/30/82 AMOUNT: \$10.00

PAID TO: Kim Fletcher Aspden

FOR: Advertising & Posting Case #82-237-A

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PAID TO: Kim Fletcher Aspden

FOR: Advertising & Posting Case #82-237-A

BALTIMORE COUNTY, MD  
8th ELECTION DISTRICT  
ZONING RC5

LOT 6 AREA = APPROX 1 ACRE  
(36,800 sq. ft.)

2406 CRESTNOLL ROAD  
KNOLLCREST MANOR  
SECTION III, BLOCK A, LOT 6

Unimproved  
Farmland

